



FOR SALE / FOR LEASE



3000 CALAPOOIA ST SW

Industrial Space: Manufacturing / Distribution Facility

± 75,000 SF | \$6,375,000 | \$0.75 psf + NNN

3000 Calapooia St SW, Albany, OR 97322

- Located on a 5 acre site just outside Albany, between 99E and I-5
- Manufacturing / distribution facility with a production / warehouse space with H4 occupancy, office space, lab space, and a 1,680 SF walk-in freezer
- Heavy industrial zoning

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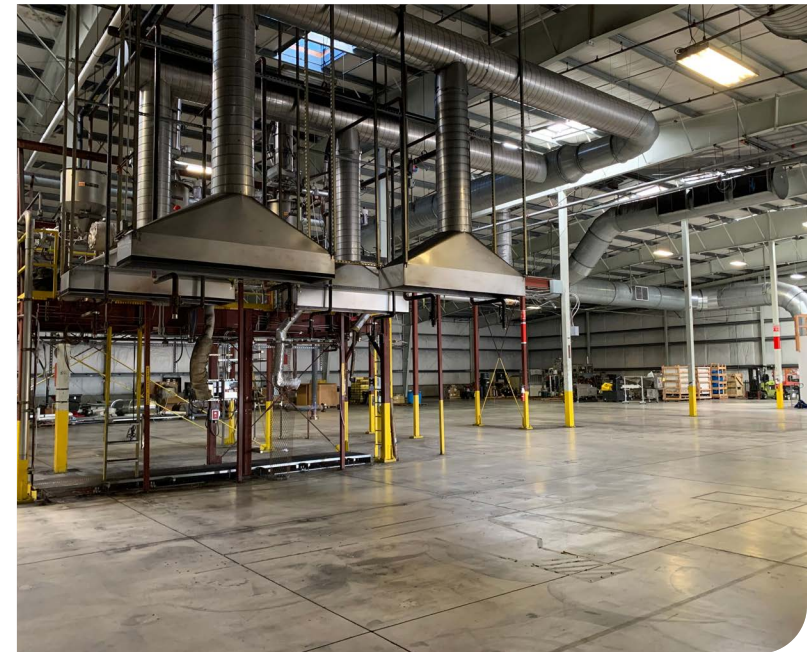


PROPERTY SUMMARY

FOR SALE
/ LEASE

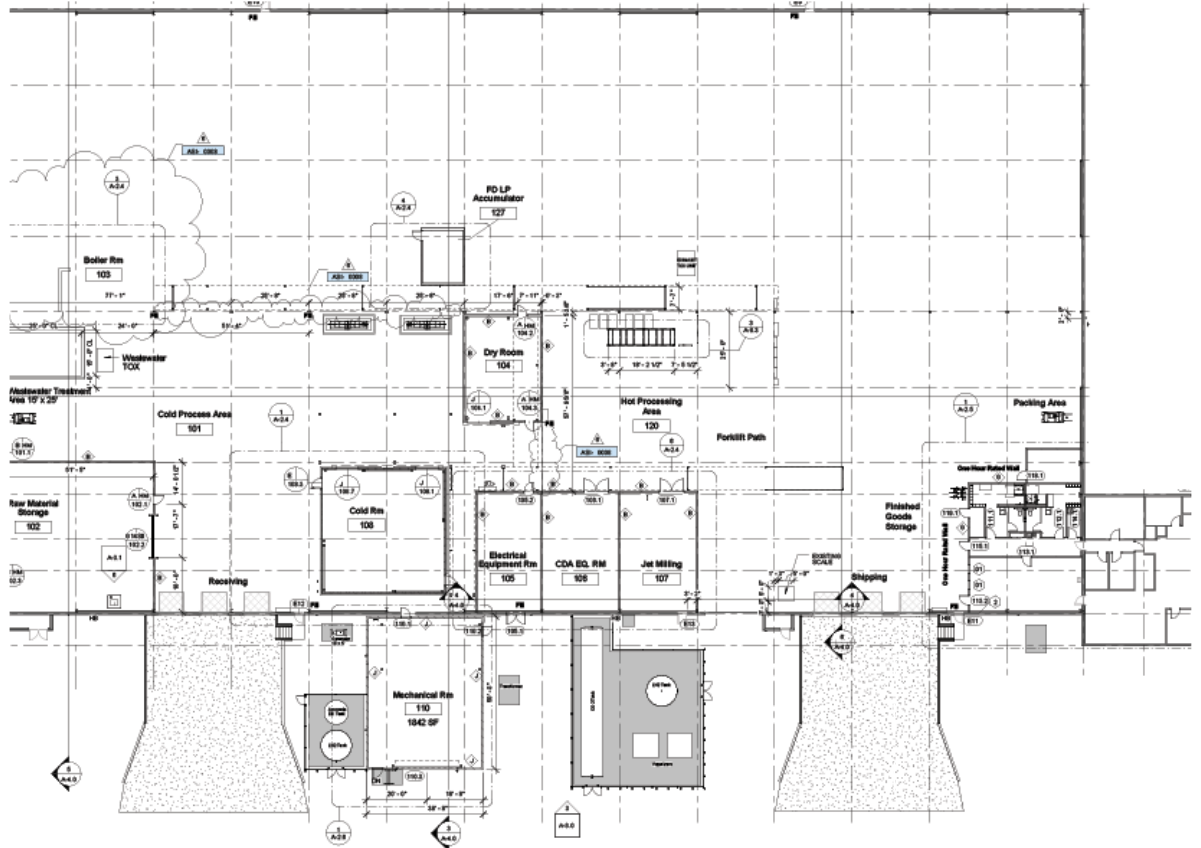
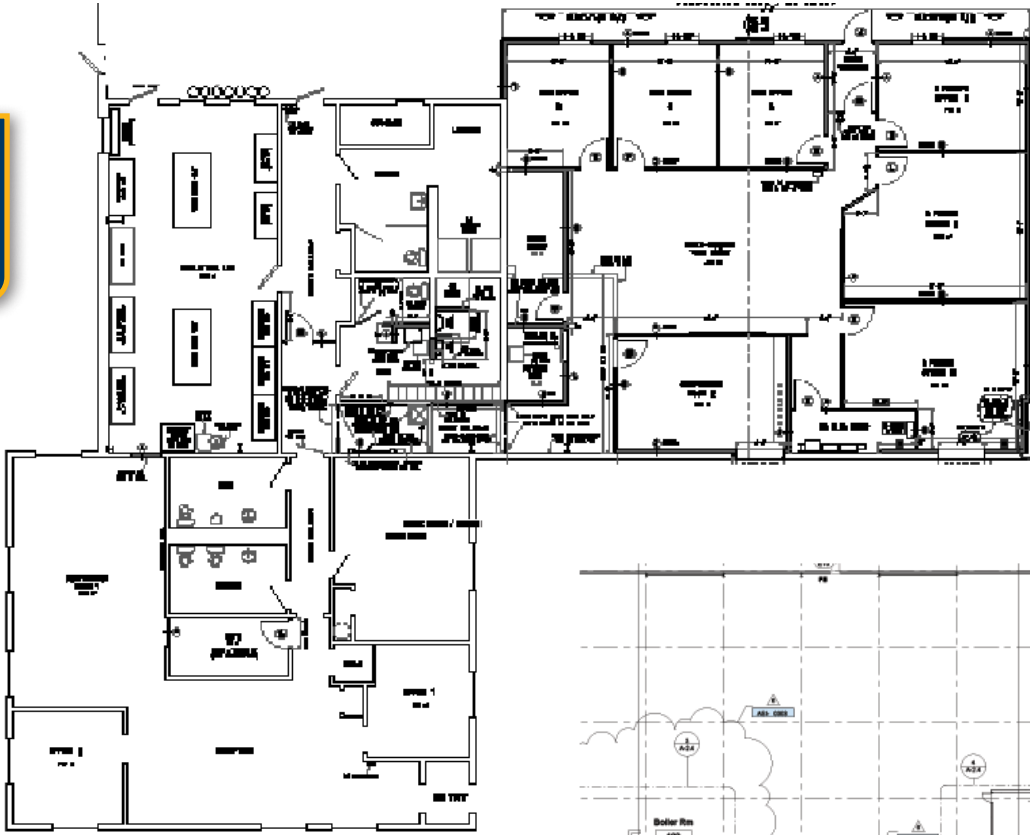


PROPERTY DETAILS	
Total SF	± 75,000 SF
Site Area	5 AC
Production/ Warehouse SF	± 70,000 SF (H4 Occupancy)
Office SF	± 5,000 SF
Lab SF	670 SF
Walk-In Freezer	1,680 SF
Dock Loading	Six (6) Dock Doors (with Levelers)
Grade Loading	One (1) Oversized Grade Door
Clear Height	24'-30'
Zoning	Heavy Industrial
Sale Price	\$6,375,000
Lease Rate	\$.75 / SF + NNN



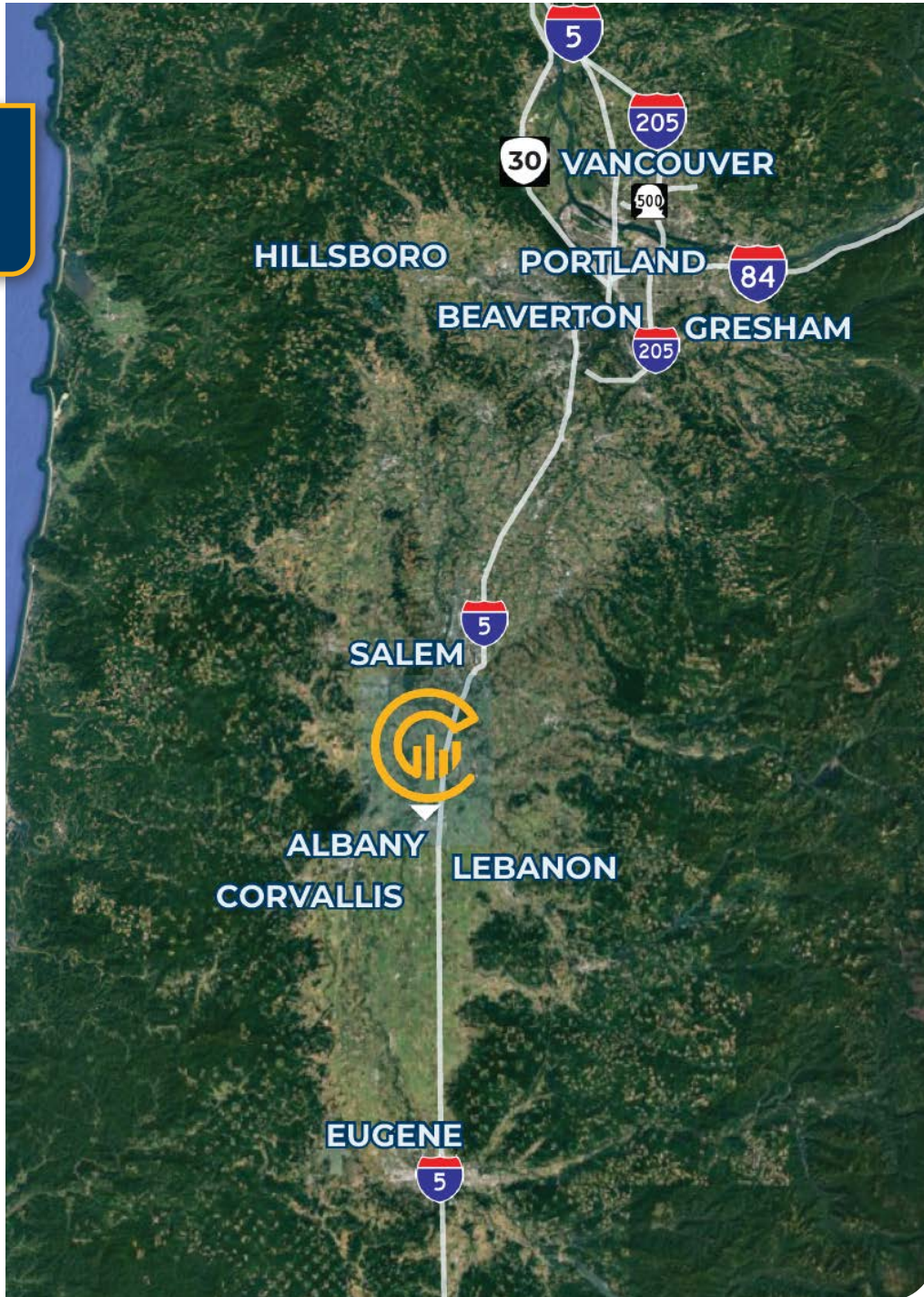


FLOOR PLAN

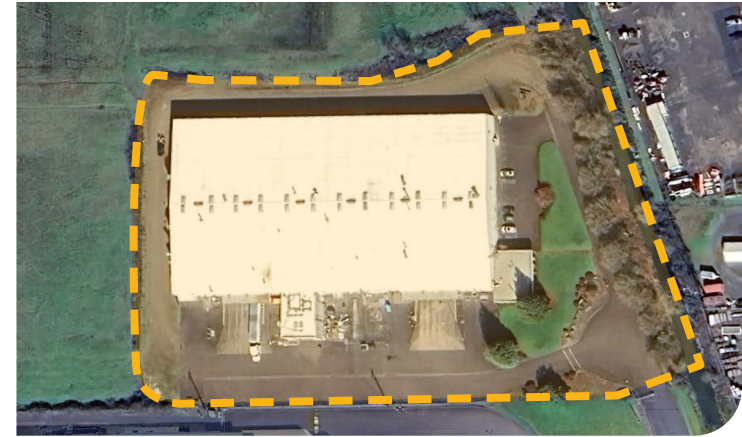




LOCATION MAP



DISTANCE TO:	
Interstate-5	5 Miles
Salem, OR	27.8 Miles
Eugene, OR	42.7 Miles
Portland CBD	71 Miles
PDX International Airport	82.9 Miles



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